X the said X, do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear.

XNXNX further agree to keep the improvements on said property in good repair and not waste the same, and to pay all taxes and assessments thereon, and to pay them when due; and in case I fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if I, the said PORTER B. THOMPSON, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if I fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, I fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said County to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

I agree that the Trustee may, at any time after default in payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. I further agree that in the event the Trustee fails before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to * PORTER B. THOMPSON representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or if more than one, then the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to D. D. SUMMERS Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account of settlement in relation to his trusteeship.

In Witness Whereof, We, the said SAM ALTON THOMPSON AND WIFE, ETTA G. THOMPSON and PORTER B. THOMPSON, hereunto set our hands at OLD HICKORY, Tennessee, this 20 day of JUNE, 19 42.

SAM ALTON THOMPSON
MRS. ETTA G. THOMPSON
PORTER B. THOMPSON

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, THOMAS E. THOMPSON, a Notary Public in and for said County and State, the within named SAM ALTON THOMPSON AND WIFE, ETTA G. THOMPSON AND PORTER B. THOMPSON the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X, of the said X having appeared before me privately and apart from husband, the said X, acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband, and for the purposes therein expressed. OLD HICKORY, DAVIDSON COUNTY,

Witness my hand and official seal at Nashville, Tennessee, this 20 day of JUNE 19 42.

My commission expires APRIL 13 1946

(Seal) THOS. E. THOMPSON
Notary Public.

U.S.R.S. $.55¢

REC'D NOV 4, 1942 AT 9:56 A.M.

NUMBER 88082 RECORDED NOVEMBER 4TH, 1942.

HARRY STERN ET UX. -- TO -- DAISY MAE TURNER,

INSTALLMENT DEED

Book No. 1257

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED AND 00/100 DOLLARS of which TWO HUNDRED AND 00/100 DOLLARS has been paid in cash by DAISY MAE TURNER, , the receipt of which is hereby acknowledged, and for the remainder OF THIRTEEN HUNDRED AND 00/100 DOLLARS the said DAISY MAE TURNER, HAS EXECUTED AND DELIVERED HER NINETY - THREE (93) PROMISSORY NOTES OF EVEN DATE HEREWITH, THE FIRST 92 BEING FOR THE PRINCIPAL SUM OF $14.00 EACH AND THE 93RD AND LAST BEING FOR THE PRINCIPAL SUM OF $12.00 , ON WHICH THE INTEREST HAS BEEN COMPUTED AND ADDED INTO THE FACE OF EACH NOTE MAKING THE FIRST ONE OF SAID NOTES FOR THE SUM OF $20.50, AND EACH ONE THEREAFTER DECREASES 7¢ A MONTH EXCEPT THE LAST W LAST WHICH IS $12.06. SAID NOTES ARE PAYABLE TO THE ORDER OF " MYSELF" AND ARE ENDORSED BY TH BY THE SAID DAISY MAE TURNER.

THE FIRST ONE OF SAID NOTES FALLS DUE ON OR BEFORE THE 24TH DAY OF NOVEMBER 1942, AND ONE ON OR BEFORE THE 24TH DAY OF EACH SUCCEEDING MONTH THEREAFTER UNTIL ALL ARE PAID.

I declare that I am the true and lawful holder of the claim secured by the instrument within recorded, and hereby acknowledge the satisfaction thereof and discharge of the lien to secure the same in full. This 18 day of May 1950.

Attest: E. J. Nelson Jr. DEPUTY REGISTER S. L. Wright Jr.

MATURITY.

all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed WE, HARRY STERN AND WIFE MARILYN STERN have this day bargained and sold, and do hereby transfer and convey, unto the said DAISY MAE TURNER, HER heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOTS NOS. 1209 AND 1211 OF BLOCK 178 PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGES 74 AND 75, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 1209 AND 1211 FRONT 25 FEET EACH ON THE NORTHERLY SIDE OF ILLINOIS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY. BEING PART OF THE PROPERTY CONVEYED TO HARRY STERN BY DEED FROM ABE PILSK, TRUSTEE, OF RECORD IN BOOK 1225, PAGE 43, SAID REGISTER'S OFFICE.

STATE OF TEXAS
COUNTY OF BRAZORIA

PERSONALLY APPEARED BEFORE ME E. C. KING, A NOTARY PUBLIC IN AND FOR SAID COUNTY, AND STATE, THE WITHIN NAMED JOE H. TURNER, THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND OFFICIAL SEAL AT FREEPORT, TEXAS, THIS 24TH DAY OF OCTOBER 1942.

(SEAL) E.C.KING,
NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 30TH, 1943. AT

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME C.A.LILLARD, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED DAISY MAE TURNER, THE BARGAINOR WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE TENNESSEE THIS 3RD DAY OF NOVEMBER 1942.

(SEAL) C.A. LILLARD,
NOTARY PUBLIC

MY COMMISSION EXPIRES APRIL 8, 1946.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said DAISY MAE TURNER HER heirs and assigns, forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. EXCEPT THE 1942 CITY AND STATE AND COUNTY TAXES WHICH THE PURCHASER ASSUMES WE further covenant and bind OURSELVES OUR DAISY MAE TURNER, HER heirs and representatives, to warrant and forever defend the title to said real estate to said heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE, the said DAISY MAE TURNER AND HUSBAND JOE H. TURNER do hereby transfer and convey unto S. L. WRIGHT JR., Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.